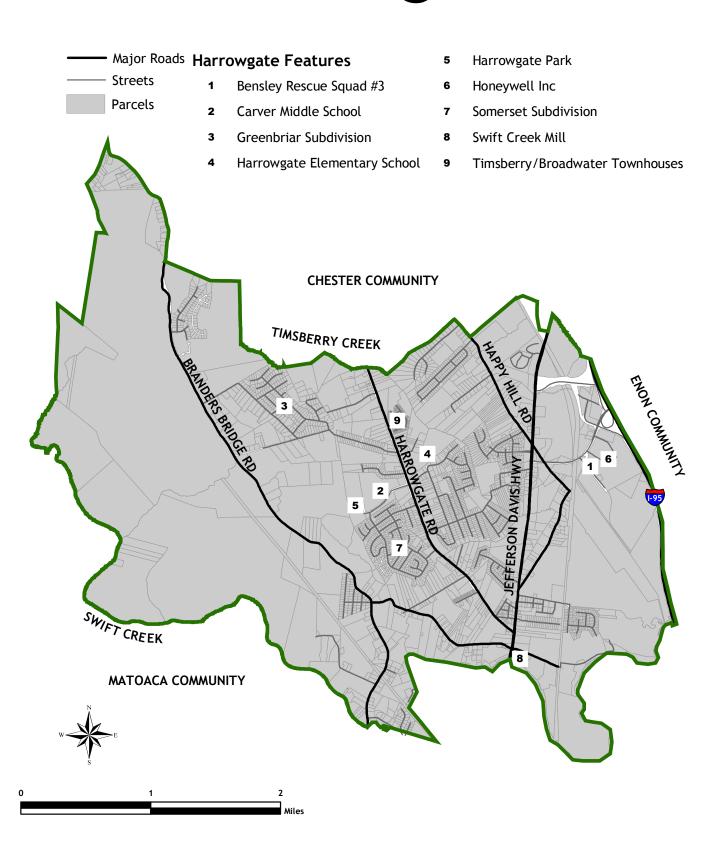
Harrowgate



Harrowgate Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

Strengths

- Rental occupancy trend: 1998-2003
- Religious, neighborhood, and community organizations per capita

Challenges

- High rental occupancy rates of single-family houses
- Residential code enforcement complaints per capita
- Single-family housing assessment trend from 1998 through 2003
- Police calls for service per capita
- Group A crime incidents per capita
- Group A crime incident trend from 2000 through 2003
- Persons on probation per capita
- Emergency medical calls for service per capita

Community Characteristics

- High rate of single-family housing growth
- High rate of overall housing growth
- Low residential density
- High percentage of multifamily (attached) housing units
- Smaller single-family houses
- Lower resale single-family housing prices
- Higher resale single-family housing price changes from 1998 through 2003
- Few licensed home-based businesses per capita



Carver Middle School

Harrowgate Community Summary

Population	POPULATION GROWTH	YEAR(S)	MEASURE	Harrowgate	Countywide
Average Annual Population Growth 1990-2004 Numerical Increase 136 4,907 Projected Annual Population Growth 2004-2010 Percentage Increase 2,6% 2% Numerical Increase 2,0% 5,960 5,960 Housing Growth (Busing Growth) 2003 Percentage Increase 3,79% 2,63% Single-Family Housing Growth 2003 Percentage Increase 79 2,230 Multifamily (attached) Housing Growth 2003 Numerical Increase 79 2,230 Multifamily (attached) Housing Growth 2003 Numerical Increase 73 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 5,63% 3,09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 155 3,200 GROWTH POTENTIAL 4000 Units on Planned Land 5,596 103,078 Housing Unit Growth Potential 2003 Units on Zoned Land 1,352 43,588 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 659 10	Population	2004	Number of Persons	7,200	293,900
Projected Annual Population Growth 2004-2010 Percentage Increase 2.6% 2% Projected Annual Population Growth 2004-2010 Numerical Increase 200 5,900 Housine Growth (Based on Building Permits Issued For New Construction) Single-Family Housing Growth 2003 Percentage Increase 3.79% 2.63% Single-Family Housing Growth 2003 Percentage Increase 14.48% 5.79% Multifamily (attached) Housing Growth 2003 Percentage Increase 14.48% 5.79% Multifamily (attached) Housing Growth 2003 Numerical Increase 73 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 5.63% 3.0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 155 3,200 GROWTH POTENTIAL William (Increase) 155 3,200 3,200 3,200 GROWTH POTENTIAL William (Increase) 155 3,200 3,200 3,200 3,200 3,200 3,200 3,200 3,200 3,200 3,200 3,200	Average Annual Population Growth	1990-2004	Percentage Increase	2.2%	2%
Projected Annual Population Growth	Average Annual Population Growth	1990-2004	Numerical Increase	136	4,907
Housing Growth (Based on Building Permits Issued For New Construction)	Projected Annual Population Growth	2004-2010	Percentage Increase	2.6%	2%
Single-Family Housing Growth 2003 Percentage Increase 3.79% 2.63% Single-Family Housing Growth 2003 Numerical Increase 79 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 14.48% 5.79% Multifamily (attached) Housing Growth 2003 Numerical Increase 73 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 5.63% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 155 3.200 GROWTH POTENTIAL William (Increase) 155 3,200 3.200 Housing Unit Growth Potential 2003 Units on Planned Land 5,596 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 1,332 43,588 Subdivision Potential (recreade subdivision plats) 2003 Approved Tentative Lots 659 10,711 Subdivision Potential (recreade subdivision lots) 2003 Parcels 779 17,343 Vacant Property (no assessed improvement value) 2003 <t< td=""><td>Projected Annual Population Growth</td><td>2004-2010</td><td>Numerical Increase</td><td>200</td><td>5,900</td></t<>	Projected Annual Population Growth	2004-2010	Numerical Increase	200	5,900
Single-Family Housing Growth 2003 Numerical Increase 79 2,230	HOUSING GROWTH (Based on Building Permits Issued F	For New Constru	uction)		
Multifamily (attached) Housing Growth 2003 Percentage Increase 14.48% 5.79% Multifamily (attached) Housing Growth 2003 Numerical Increase 73 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 5.63% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 155 3.200 GROWTH POTENTIAL Vacant POTENTIAL Vacant Potential 5.596 103,074 Housing Unit Growth Potential 2003 Units on Planned Land 5,596 103,074 Housing Unit Growth Potential 2003 Units on Planned Land 1,352 43,588 Subdivision Potential (tentative subdivision lots) 2003 Approved Tentative Lots 659 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 418 8.681 Vacant Property (no assessed improvement value) 2003 Parcels 779 17,343 Vacant Property (minimal improve. value) 2003 Acres 4,222 122,618 Underimproved Property (minimal improve. value)<	Single-Family Housing Growth	2003	Percentage Increase	3.79%	2.63%
Multifamily (attached) Housing Growth 2003 Numerical Increase 73 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 5.63% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 155 3,200 GROWTH POTENTIAL The Company of Manager o	Single-Family Housing Growth	2003	Numerical Increase	79	2,230
Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 5.63% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 155 3,200 GROWTH POTENTIAL Housing Unit Growth Potential 2003 Units on Planned Land 5,596 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 1,352 43,588 Subdivision Potential (recorded subdivision plats) 2003 Approved Tentative Lots 659 10,711 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 659 10,711 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 659 10,711 Subdivision Potential (recorded subdivision lots) 2003 Parcels 779 17,343 Vacant Property (no assessed improvement value) 2003 Parcels 779 17,343 Vacant Property (minimal improve value) 2003 Parcels 870 19,319 Underimproved Property (minimal improve value) 2003 Parcels 870 19,319 <td>Multifamily (attached) Housing Growth</td> <td>2003</td> <td>Percentage Increase</td> <td>14.48%</td> <td>5.79%</td>	Multifamily (attached) Housing Growth	2003	Percentage Increase	14.48%	5.79%
Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 155 3,200 GROWTH POTENTIAL Total Miles 3,200 Units on Planned Land 5,596 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 1,352 43,588 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 659 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 418 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 779 17,343 Vacant Property (no assessed improvement value) 2003 Acres 4,222 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 870 19,319 Underimproved Property (minimal improve. value) 2003 Acres 5,087 155,428 Housing Conditions 40 2003 Units/Acre 0.39 0.39 Single-Family Housing 2003 Units 73,88% 82,124 Multifamily (attached) Housing 2003	Multifamily (attached) Housing Growth	2003	Numerical Increase	73	936
Housing Unit Growth Potential 2003	Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	5.63%	3.09%
Housing Unit Growth Potential 2003 Units on Planned Land 5,596 103,074	Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	155	3,200
Housing Unit Growth Potential 2003	GROWTH POTENTIAL				
Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 659 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 418 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 779 17,343 Vacant Property (no assessed improvement value) 2003 Acres 4,222 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 870 19,319 Underimproved Property (minimal improve. value) 2003 Acres 5,087 155,428 HOUSING CONDITIONS HOUSING CONDITIONS HOUSING CONDITIONS HOUSING PERMITY OF A CONDITIONS HOUSING CONDITIONS 15,428 82,128 Multifamily Housing Linits 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 20,52% 15,84% HOUSING CONDITIONS HOUSING CONDITIONS 1,866 78,724 Demonstrate of All Formation of All Formation Conditions HOUSING CONDITIONS Rental Occupancy 2003 Percentage of All SFR Units 84,82% 89,98% Rental Occupancy 2003 Percentage of All SFR Units 15,18% 10,02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 15,18% 10,02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 15,18% 10,02% Rental Occupancy Trend 1998-2003 Percentage Change -0,68% -0,62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing Turnover 2003 Percentage of Inits Sold 6,41% 6,14% Single-Family Housing Turnover 2003 Percentage of Units Sold 6,41% 6,14% Single-Family Housing Maintenance/Reinvestment 2003 Ayg, Building Permit Value/Unit 5,300 5,372 Residential Code Enforcement Complaints 20	Housing Unit Growth Potential	2003	Units on Planned Land	5,596	103,074
Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 418 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 779 17,343 Vacant Property (no assessed improvement value) 2003 Acres 4,222 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 870 19,319 Underimproved Property (minimal improve. value) 2003 Acres 5,087 155,428 HOUSING CONDITIONS HOUSING CONDITIONS Housing Density 2003 Units 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 73,88% 82,12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 611 16,881 Multifamily (attached) Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 1003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Housing Unit Growth Potential	2003	Units on Zoned Land	1,352	43,588
Vacant Property (no assessed improvement value) 2003 Parcels 779 17,343 Vacant Property (no assessed improvement value) 2003 Acres 4,222 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 870 19,319 Underimproved Property (minimal improve. value) 2003 Acres 5,087 155,428 Housing Conditions **Notice Conditions** **Notice Conditions** 0.39 0.39 Housing Density 2003 Units/Acre 0.39 0.39 Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units <t< td=""><td>Subdivision Potential (tentative subdivision plats)</td><td>2003</td><td>Approved Tentative Lots</td><td>659</td><td>10,711</td></t<>	Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	659	10,711
Vacant Property (no assessed improvement value) 2003 Acres 4,222 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 870 19,319 Underimproved Property (minimal improve. value) 2003 Acres 5,087 155,428 HOUSING CONDITIONS Housing Density 2003 Units/Acre 0.39 0.39 Single-Family Housing 2003 Units 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage	Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	418	8,681
Underimproved Property (minimal improve. value) 2003 Parcels 870 19,319 Underimproved Property (minimal improve. value) 2003 Acres 5,087 155,428 HOUSING CONDITIONS HOUSING CONDITIONS Units 0.39 0.39 Single-Family Housing 2003 Units 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Units 611 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19	Vacant Property (no assessed improvement value)	2003	Parcels	779	17,343
Underimproved Property (minimal improve. value) 2003 Acres 5,087 155,428 Housing Conditions Housing Density 2003 Units/Acre 0.39 0.39 Single-Family Housing 2003 Units 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value	Vacant Property (no assessed improvement value)	2003	Acres	4,222	122,618
Housing Conditions Housing Density 2003 Units/Acre 0.39 0.39 Single-Family Housing 2003 Units 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 611 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 15.18% 10.02% Age of Single-Family Housing 2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Percentage of Units Sold 6.41% 1,814 Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Underimproved Property (minimal improve. value)	2003	Parcels	870	19,319
Housing Density 2003 Units/Acre 0.39 0.39 Single-Family Housing 2003 Units 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Units Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Percentage of Units Sold 6.41% 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Underimproved Property (minimal improve. value)	2003	Acres	5,087	155,428
Single-Family Housing 2003 Units 2,220 87,495 Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Units 611 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Percentage of Units Sold 6.41% 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Housing Conditions				
Single-Family Housing 2003 Percentage of All Housing Units 73.88% 82.12% Multifamily (attached) Housing 2003 Units 611 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Housing Density	2003	Units/Acre	0.39	0.39
Multifamily (attached) Housing 2003 Units 611 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 15.18% 10.02% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Single-Family Housing	2003	Units	2,220	87,495
Multifamily (attached) Housing 2003 Percentage of All Housing Units 20.52% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Single-Family Housing	2003	Percentage of All Housing Units	73.88%	82.12%
Owner Occupied Single-Family Housing 2003 Units 1,866 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 84.82% 89.98% Rental Occupancy 2003 Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Multifamily (attached) Housing	2003	Units	611	16,881
Owner Occupied Single-Family Housing2003Percentage of All SFR Units84.82%89.98%Rental Occupancy2003Units3348,771Rental Occupancy2003Percentage of All SFR Units15.18%10.02%Rental Occupancy Trend1998-2003Percentage Change-0.68%-0.62%Age of Single-Family Housing2003Median Age in Years2219Size of Single-Family Housing2003Median Size, in Square Feet1,4461,814Single-Family Housing Turnover2003Percentage of Units Sold6.41%6.14%Single-Family Housing Maintenance/Reinvestment2003Avg. Building Permit Value/Unit\$300\$372Residential Code Enforcement Complaints2003Number752,664	Multifamily (attached) Housing	2003	Percentage of All Housing Units	20.52%	15.84%
Rental Occupancy 2003 Units 334 8,771 Rental Occupancy 2003 Percentage of All SFR Units 15.18% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Owner Occupied Single-Family Housing	2003	Units	1,866	78,724
Rental Occupancy Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 15.18% 10.02% Percentage of All SFR Units 15.18% 10.02% Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	84.82%	89.98%
Rental Occupancy Trend 1998-2003 Percentage Change -0.68% -0.62% Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Rental Occupancy	2003	Units	334	8,771
Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Rental Occupancy	2003	Percentage of All SFR Units	15.18%	10.02%
Age of Single-Family Housing 2003 Median Age in Years 22 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,446 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.41% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	Rental Occupancy Trend	1998-2003			
Size of Single-Family Housing2003Median Size, in Square Feet1,4461,814Single-Family Housing Turnover2003Percentage of Units Sold6.41%6.14%Single-Family Housing Maintenance/Reinvestment2003Avg. Building Permit Value/Unit\$300\$372Residential Code Enforcement Complaints2003Number752,664	, ,				
Single-Family Housing Turnover2003Percentage of Units Sold6.41%6.14%Single-Family Housing Maintenance/Reinvestment2003Avg. Building Permit Value/Unit\$300\$372Residential Code Enforcement Complaints2003Number752,664					1,814
Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$300 \$372 Residential Code Enforcement Complaints 2003 Number 75 2,664	, ,			,	
Residential Code Enforcement Complaints 2003 Number 75 2,664					
100-100-0-100-0-1-100-0-1-100-0-1-1-100-0-1-1-100-0-1-1-100-0-1-1-100-0-1-1-100-0-1-1-100-0-1-1-100-0-1-1-100-0	Residential Code Enforcement Complaints	2003	Per Capita	0.0104	0.0094

Harrowgate Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	Measure	HARROWGATE	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$140,500	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$5,500	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	4.07%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$12,302	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	12.21%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$170,105	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$13,316	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	10.44%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$120,000	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$20,000	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	20%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$9,000	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	9.86%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	142%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$2,924	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	2.93%	7.93%
All Houses: Assessment Trend	2003	Increase	\$2,759	\$1,800
All Houses: Assessment Trend	2003	Increase	2.60%	1.23%
PUBLIC SAFETY	1	l	1	
Police Calls For Service	2003	Per Capita	0.7078	0.4748
Group A Crime Incidents	2003	Per Capita	0.0953	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	6.50%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0247	0.0150
Property Crime Incidents	2003	Per Capita	0.0421	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0250	0.0171
Persons on Probation	2003	Per Capita	0.0075	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.1026	0.0732
Fire Calls For Service	2003	Per Capita	0.0290	0.0287
Traffic Accidents	2003	Per Capita	0.0250	0.0230
Businesses	1		1	I
Businesses (licensed)	2003	Per Capita	0.0372	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0244	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	1,531	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0038	0.0033